



Board of Commissioners of Cook County

118 North Clark Street
Chicago, IL

Legislation Text

File #: 17-2678, **Version:** 1

PROPOSED NO CASH BID REQUEST

Requestor: Vernard L. Alsberry, Jr., President, Village of Hazel Crest

Request: Approval of No Cash Bid Request

Location: Village of Hazel Crest

Volume and Property Index Number:

034, 28-26-402-062-0000; 034, 28-26-412-018-0000; 034, 28-26-412-019-0000; 034, 28-26-412-020-0000; 034, 28-26-412-022-0000; 034, 28-26-412-023-0000; 034, 28-26-412-024-0000; 034, 28-26-412-025-0000; 034, 28-26-412-026-0000; 034, 28-26-412-027-0000; 034, 28-26-412-028-0000; 034, 28-26-412-029-0000; 034, 28-26-412-030-0000; 034, 28-26-412-031-0000; 034, 28-26-412-032-0000; 217, 29-30-202-031-0000; 217, 29-30-217-033-0000; 217, 29-30-217-034-0000; 217, 29-30-217-035-0000; 217, 29-30-217-036-0000; 217, 29-30-217-037-0000.

Summary: Please accept this letter as the Village of Hazel Crest's application to participate in the Cook County No Cash Bid Program for the 2017 County Over-the-Counter Sale for the parcels identified. This Request Package contains twenty-one (21) PINs.

The first fifteen (15) PINs are vacant land that has never been developed. It is the Village's desire to obtain title to this property through the County's No Cash Bid Program so that the property can be redeveloped for residential or commercial purposes or transferred to a private entity for redevelopment as residential or commercial property, returned to the tax rolls and create additional employment opportunities within the Village.

The remaining six (6) PINs previously were commercial structures but have since been demolished. It is the Village's desire to obtain title to this property through the County's No Cash Bid Program so that the property can be redeveloped for mixed use or commercial purposes or transferred to a private entity for redevelopment as mixed use or commercial property, returned to the tax rolls and create additional employment opportunities within the Village.

In the event this application is approved, it is the Village's intent to file the necessary documents required to obtain tax-exempt status for the parcels. The Village will continue to maintain tax-exempt status for the parcels as long as the Village continues to own the parcels. Please be advised that the Village does not have any agreements to convey the perfected tax deeds for the parcels to any developer, organization or other private party pertaining to these parcels. The Village is not acting on behalf of any third party requestor.

In the event this application is approved, the Village will retain legal counsel in order to obtain the tax deeds. It will be the Village's responsibility to bear all legal and other costs that are necessary for its acquisition of the parcels through the tax deed process. The Village understands and agrees that it will need to comply with the reporting requirements of the County's No Cash Bid Ordinance. This will require the Village to submit No Cash Bid Reports on the status of the parcels for the later of either five (5) years or the completion of the development of the parcels.